

Investor Report - Think Tank Series 2020-1

Collection Period from 01-Jun-2023 to 30-Jun-2023

Payment Date of 10-Jul-2023

Counterparty Information ●●

Issuer/Trustee
Security Trustee
Trust Manager, Originator, and Originator Servicer
Master Servicer, Standby Originator Servicer and Custodian
Arranger
Joint Lead Managers
Liquidity Facility Provider
Designated Rating Agency

BNY Trust Company of Australia Limited in its capacity atf the Think Tank Series 2020-1 Trust ("Trustee" or "BNY")
 BNY Trust (Australia) Registry Limited in its capacity atf the Think Tank Series 2020-1 Trust Security Trust
 Think Tank Group Pty Limited ("Think Tank")
 AMAL Asset Management Limited
 BNY
 Commonwealth Bank of Australia ("CBA")
 CBA, Deutsche Bank AG Sydney Branch, Westpac Banking Corporation
 CBA
 S&P Global Ratings Australia Pty Ltd

European Risk Retention

Think Tank Group Pty Limited:
 (a) continues to retain a material net economic interest of not less than 5% in the Think Tank 2020-1 Trust securitisation transaction in accordance with the text of Article 6(1) of Regulation (EU) 2017/2402 of the European Parliament and Council (EU Securitisation Regulation) and Article 6(1) of Regulation (EU) 2017/2402 as it forms part of the domestic law of the United Kingdom as "retained EU law", by operation of the European Union (Withdrawal) Act 2018 (UK Securitisation Regulation), each as in force on the closing date of the Think Tank 2020-1 Trust securitisation transaction (the "Retention");
 (b) has not changed the manner or form in which it retains or the method of calculating the Retention, except as permitted by the EU Securitisation Regulation and the UK Securitisation Regulation;
 (c) has not disposed of, assigned, sold, transferred or otherwise surrendered all or any part of the rights, benefits or obligations arising from its interest in the Retention, except as permitted by the EU Securitisation Regulation and the UK Securitisation Regulation; and
 (d) has not utilised or entered into any credit risk mitigation techniques or other hedge against the credit risk under or associated with its interest in the Retention, except as permitted by the EU Securitisation Regulation and the UK Securitisation Regulation.

NOTE	Beginning Collection Period	Drawings	Principal Repaid	End of Collection Period	Closing Bond Factor	Opening Charge-Offs	Closing Charge-Offs	Interest Due (inc accrued)	Interest Paid
Class A1	114,246,700.15		3,398,969.89	110,847,730.26	30.8%	0.00	0.00	478,333.72	478,333.72
Class A2	35,035,654.71		1,042,350.77	33,993,303.94	30.8%	0.00	0.00	153,168.20	153,168.20
Class B	31,695,435.00		942,975.41	30,752,459.59	85.4%	0.00	0.00	158,494.54	158,494.54
Class C	28,525,891.50		848,677.87	27,677,213.63	85.4%	0.00	0.00	163,746.43	163,746.43
Class D	24,828,090.75		738,664.07	24,089,426.67	85.4%	0.00	0.00	162,722.63	162,722.63
Class E	11,621,659.50		345,757.65	11,275,901.85	85.4%	0.00	0.00	112,274.78	112,274.78
Class F	8,452,116.00		251,460.11	8,200,655.89	85.4%	0.00	0.00	87,906.64	87,906.64
Class G	4,200,000.00		0.00	4,200,000.00	100.0%	0.00	0.00	45,235.73	45,235.73
Class H	6,000,000.00		0.00	6,000,000.00	100.0%	0.00	0.00	69,060.82	69,060.82

1. GENERAL

Current Payment Date	10-Jul-23
Collection Period (start)	1-Jun-23
Collection Period (end)	30-Jun-23
Interest Period (start)	13-Jun-23
Interest Period (end)	9-Jul-23
Days in Interest Period	27
Next Payment Date	10-Aug-23

2. COLLECTIONS

a. Total Available Income

Interest on Mortgage Loans	1,937,858.87
Early Repayment Fees	0.00
Principal Draws	0.00
Liquidity Draws	0.00
Other Income ⁽¹⁾	79,670.14
Total Available Income	2,017,529.01

(1) Includes penalty interest, dishonour fees, bank account interest, funds received from the Forbearance SPV etc

b. Total Principal Principal

Principal Received on the Mortgage Loans	7,673,768.45
Principal from the sale of Mortgage Loans	0.00
Other Principal	-6,152.53
Total Principal Collections	7,667,615.92

3. PRINCIPAL DRAW

Opening Balance	0.00
Plus Additional Principal Draws	0.00
Less Repayment of Principal Draws	0.00
Closing Balance	0.00

4. SUMMARY INCOME WATERFALL

Senior Expenses - Items 5.8(a) to (e) (Inclusive)	98,324.18
Senior Expenses - Items 5.8(f) (Inclusive)	5,645.71
Liquidity Draw repayments	0.00
Class Redraw Interest	0.00
Class A1 Interest	478,333.72
Class A2 Interest	153,168.20
Class B Interest	158,494.54
Class C Interest	163,746.43
Class D Interest	162,722.63
Class E Interest	112,274.78
Class F Interest	87,906.64
Unreimbursed Principal Draws	0.00
Current Losses & Carryover Charge-Offs	0.00
Amortisation Event Payment	0.00
Class G Interest	45,235.73
Extraordinary Expense Reserve Payment	0.00
Liquidity Facility Provider, Derivative Counterparty & Dealer Payments	0.00
Class H Interest	69,060.82
Other Expenses	0.00
Excess Spread	482,615.62

5. SUMMARY PRINCIPAL WATERFALL

Principal Draws	0.00
Funding Redraws	98,760.15
Class A1 Principal Payment	3,398,969.89
Class A2 Principal Payment	1,042,350.77
Class B Principal Payment	942,975.41
Class C Principal Payment	848,677.87
Class D Principal Payment	738,664.07
Class E Principal Payment	345,757.65
Class F Principal Payment	251,460.11
Class G Principal Payment	0.00
Class H Principal Payment	0.00

6. COLLATERAL

a. Loan Balance

Loan Balance at Beginning of Collection Period	265,313,237.05
Plus: Capitalised Charges	4,677.06
Plus: Further Advances / Redraws	98,760.15
Less: Principal Collections	7,667,615.92
Loan Balance at End of Collection Period	257,749,058.34

b. Repayments

Principal received on Mortgage Loans during Collection Period	7,667,615.92
Scheduled Principal Payments received	370,982.00
Unscheduled Principal Payments received - Redraw	7,296,633.92
CPR (%) - Total Repayment	29.3%

c. Threshold Rate

	Required	Current	Test
Test (a)			
WA Interest Rate on the Purchased Receivables to make Required Payments plus 0.25%	7.72%	8.97%	OK
Test (b)			
Bank Bill Rate plus 4.50%	8.56%	8.97%	OK

d. Arrears

Current Period	30 - 59 Days	60 - 89 Days	90 + Days	Total
No. of Loans	4	3	3	10
Balance Outstanding	3,820,147	1,846,490	2,419,099	8,085,736
% Portfolio Balance	1.48%	0.72%	0.94%	3.14%

e. Foreclosures

	Current Period	Last 3 Months	Cumulative
Number of Facilities Foreclosed	0	0	1
Balance of Facilities Foreclosed (Principal, interest and other fees)	0	0	3,232,607
Balance of Facilities Foreclosed (Principal only)	0	0	3,029,884
Loss	0	0	0
% of Current Portfolio Balance	0.00%	0.00%	0.00%

f. COVID-19

COVID-19 at Beginning of Collection Period	\$	-
Plus: Claim	\$	-
Less: Repayments	\$	-
COVID-19 at End of Collection Period	\$	-

7. LIQUIDITY FACILITY

Limit available_Current Payment Date	\$	7,632,166.43
Limit available_Next Payment Date	\$	7,405,100.75
Outstanding Liquidity draws	\$	-

Summary ●●

Loans	538
Facilities	522
Borrower Groups	493
Balance	257,749,058
Avg Loan Balance	479,087
Max Loan Balance	3,607,180
Avg Facility Balance	493,772
Max Facility Balance	3,607,180
Avg Group Balance	522,818
Max Group Balance	3,607,180
WA Current LVR	60.4%
Max Current LVR	85.1%
WA Yield	8.97%
WA Seasoning (months)	52.4
% IO	19.2%
% Investor	56.0%
% SMSF	43.2%
WA Interest Cover (UnStressed)	2.93

Current Loan/Facility LVR ●●

		Number		Balance	
		Amount	%	Amount	%
0% <= 40%	105	19.5%	22,965,372	8.9%	
> 40% <= 50%	70	13.0%	30,655,607	11.9%	
> 50% <= 55%	43	8.0%	23,735,892	9.2%	
> 55% <= 60%	48	8.9%	27,932,443	10.8%	
> 60% <= 65%	68	12.6%	35,820,057	13.9%	
> 65% <= 70%	80	14.9%	44,167,844	17.1%	
> 70% <= 75%	83	15.4%	48,235,753	18.7%	
> 75% <= 80%	36	6.7%	21,047,885	8.2%	
> 80% <= 85%	3	0.6%	1,869,870	0.7%	
> 85% <= 100%	2	0.4%	1,318,336	0.5%	
Total	538	100.0%	257,749,058	100%	

Current Facility Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	21	4.0%	844,619	0.3%	
> 100,000 <= 200,000	56	10.7%	8,525,581	3.3%	
> 200,000 <= 300,000	109	20.9%	27,528,152	10.7%	
> 300,000 <= 400,000	86	16.5%	30,294,586	11.8%	
> 400,000 <= 500,000	79	15.1%	35,194,985	13.7%	
> 500,000 <= 1,000,000	128	24.5%	88,466,152	34.3%	
> 1,000,000 <= 1,500,000	27	5.2%	32,671,112	12.7%	
> 1,500,000 <= 2,000,000	7	1.3%	11,651,773	4.5%	
> 2,000,000 <= 2,500,000	5	1.0%	10,578,896	4.1%	
> 2,500,000 <= 5,000,000	4	0.8%	11,993,203	4.7%	
Total	522	100%	257,749,058	100%	

Property State ●●

		Number		Balance	
		Amount	%	Amount	%
NSW	257	47.8%	141,387,130	54.9%	
ACT	10	1.9%	4,097,756	1.6%	
VIC	127	23.6%	61,359,240	23.8%	
QLD	100	18.6%	33,469,848	13.0%	
SA	20	3.7%	6,440,011	2.5%	
WA	22	4.1%	10,227,978	4.0%	
TAS	2	0.4%	767,096	0.3%	
NT	0	0.0%	0	0.0%	
Total	538	100%	257,749,058	100%	

Property Location ●●

		Number		Balance	
		Amount	%	Amount	%
Metro	429	79.7%	217,522,302	84.4%	
Non metro	94	17.5%	33,132,704	12.9%	
Inner City	15	2.8%	7,094,053	2.8%	
Total	538	100%	257,749,058	100%	

Current Loan Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	26	4.8%	1,028,912	0.4%	
> 100,000 <= 200,000	61	11.3%	9,329,806	3.6%	
> 200,000 <= 300,000	110	20.4%	27,750,458	10.8%	
> 300,000 <= 400,000	90	16.7%	31,709,240	12.3%	
> 400,000 <= 500,000	80	14.9%	35,607,912	13.8%	
> 500,000 <= 1,000,000	131	24.3%	91,165,751	35.4%	
> 1,000,000 <= 1,500,000	26	4.8%	31,471,611	12.2%	
> 1,500,000 <= 2,000,000	6	1.1%	10,088,270	3.9%	
> 2,000,000 <= 2,500,000	5	0.9%	10,578,896	4.1%	
> 2,500,000 <= 5,000,000	3	0.6%	9,018,203	3.5%	
Total	538	100%	257,749,058	100%	

Current Group Balance ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 100,000	19	3.9%	748,642	0.3%	
> 100,000 <= 200,000	53	10.8%	8,123,337	3.2%	
> 200,000 <= 300,000	90	18.3%	22,733,566	8.8%	
> 300,000 <= 400,000	81	16.4%	28,461,082	11.0%	
> 400,000 <= 500,000	71	14.4%	31,666,753	12.3%	
> 500,000 <= 1,000,000	129	26.2%	88,774,697	34.4%	
> 1,000,000 <= 1,500,000	32	6.5%	38,875,623	15.1%	
> 1,500,000 <= 2,000,000	7	1.4%	11,507,582	4.5%	
> 2,000,000 <= 2,500,000	7	1.4%	14,864,574	5.8%	
> 2,500,000 <= 5,000,000	4	0.8%	11,993,203	4.7%	
Total	493	100%	257,749,058	100%	

Seasoning (months) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 6	0	0.0%	0	0.0%	
> 6 <= 12	0	0.0%	0	0.0%	
> 12 <= 18	0	0.0%	0	0.0%	
> 18 <= 24	0	0.0%	0	0.0%	
> 24 <= 30	0	0.0%	0	0.0%	
> 30 <= 36	7	1.3%	3,491,245	1.4%	
> 36 <= 42	212	39.4%	111,057,776	43.1%	
> 42 <= 48	180	33.5%	82,477,827	32.0%	
> 48 <= 54	18	3.3%	10,003,337	3.9%	
> 54 <= 60	14	2.6%	11,881,624	4.6%	
> 60 <= 300	107	19.9%	38,837,250	15.1%	
Total	538	100%	257,749,058	100%	

Arrears (Days Past Due) ●●

		Number		Balance	
		Amount	%	Amount	%
0 <= 30	528	98.1%	249,663,322	96.9%	
> 30 <= 60	4	0.7%	3,820,147	1.5%	
> 60 <= 90	3	0.6%	1,846,490	0.7%	
> 90 <= 120	0	0.0%	0	0.0%	
> 120 <= 150	0	0.0%	0	0.0%	
> 150 <= 1000	3	0.6%	2,419,099	0.9%	
Total	538	100%	257,749,058	100%	

Income Verification ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Full Doc	99	18.4%	59,862,864	23.2%	
Mid Doc	158	29.4%	79,853,647	31.0%	
Quick Doc	21	3.9%	6,689,173	2.6%	
SMSF	260	48.3%	111,343,374	43.2%	
SMSF NR	0	0.0%	0	0.0%	
Total	538	100%	257,749,058	100%	

Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Retail	94	17.5%	46,613,365	18.1%	
Industrial	156	29.0%	77,236,898	30.0%	
Office	55	10.2%	22,266,034	8.6%	
Professional Suites	6	1.1%	3,241,505	1.3%	
Commercial Other	10	1.9%	9,211,451	3.6%	
Vacant Land	0	0.0%	1,720,347	0.7%	
Rural	1	0.2%	1,030,115	0.4%	
Residential	216	40.1%	96,429,343	37.4%	
Total	538	100%	257,749,058	100%	

Interest Rate Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Variable	538	100.0%	257,749,058	100.0%	
<i>Fixed Rate Term Remaining (yrs)</i>					
0 <= 1	0	0.0%	0	0.0%	
> 1 <= 2	0	0.0%	0	0.0%	
> 2 <= 3	0	0.0%	0	0.0%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	538	100%	257,749,058	100%	

Interest Rates ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 5.0%	0	0.0%	0	0.0%	
> 5.0% <= 5.5%	0	0.0%	0	0.0%	
> 5.5% <= 6.0%	0	0.0%	0	0.0%	
> 6.0% <= 6.5%	0	0.0%	0	0.0%	
> 6.5% <= 7.0%	0	0.0%	0	0.0%	
> 7.0% <= 7.5%	73	13.6%	27,381,763	10.6%	
> 7.5% <= 8.0%	65	12.1%	36,710,118	14.2%	
> 8.0% <= 8.5%	79	14.7%	39,854,581	15.5%	
> 8.5% <= 9.0%	61	11.3%	33,883,085	13.1%	
> 9.0% <= 13.0%	260	48.3%	119,919,511	46.5%	
Total	538	100%	257,749,058	100%	

Interest Cover (Unstressed) ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 1.50	3	0.6%	1,795,752	0.7%	
> 1.50 <= 1.75	95	17.7%	50,865,230	19.7%	
> 1.75 <= 2.00	85	15.8%	40,008,110	15.5%	
> 2.00 <= 2.25	58	10.8%	31,630,850	12.3%	
> 2.25 <= 2.50	49	9.1%	27,204,942	10.6%	
> 2.50 <= 2.75	41	7.6%	16,160,407	6.3%	
> 2.75 <= 3.00	34	6.3%	15,423,915	6.0%	
> 3.00 <= 3.25	18	3.3%	7,891,300	3.1%	
> 3.25 <= 3.50	20	3.7%	9,424,363	3.7%	
> 3.50 <= 3.75	16	3.0%	6,209,625	2.4%	
> 3.75 <= 4.00	13	2.4%	5,980,995	2.3%	
> 4.00 <= 4.25	13	2.4%	6,263,338	2.4%	
> 4.25 <= 100	93	17.3%	38,890,233	15.1%	
NA	0	0.0%	0	0.0%	
Total	538	100%	257,749,058	100%	

NCCP Loans ●●					
	Number		Balance		
	Amount	%	Amount	%	%
NCCP regulated loans	81	15.1%	39,516,065	15.3%	
Non NCCP loans	457	84.9%	218,232,993	84.7%	
Total	538	100%	257,749,058	100%	

Residential Property Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Apartment	47	21.4%	19,397,124	20.1%	
High Density Apartment	0	0.0%	0	0.0%	

Employment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
PAYG	113	21.0%	45,513,464	17.7%	
<i>Months Self Employed</i>					
0 < 12	12	0	0.0%	0	0.0%
12 < 24	24	0	0.0%	0	0.0%
24 < 36	36	15	2.8%	6,821,587	2.6%
36 < 48	48	24	4.5%	10,613,936	4.1%
48 < 60	60	20	3.7%	10,584,835	4.1%
60 < 900	900	366	68.0%	184,215,236	71.5%
Total	538	100%	257,749,058	100%	

Remaining Term ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0 <= 15	180	43	8.0%	14,776,734	5.7%
> 15 <= 20	240	75	13.9%	28,607,980	11.1%
> 20 <= 25	300	199	37.0%	105,488,349	40.9%
> 25 <= 30	360	221	41.1%	108,875,995	42.2%
Total	538	100%	257,749,058	100%	

Payment Type ●●					
	Number		Balance		
	Amount	%	Amount	%	%
P&I	469	87.2%	208,358,176	80.8%	
<i>IO Term Remaining (yrs)</i>					
0 <= 1	11	2.0%	7,605,835	3.0%	
> 1 <= 2	58	10.8%	41,785,047	16.2%	
> 2 <= 3	0	0.0%	0	0.0%	
> 3 <= 4	0	0.0%	0	0.0%	
> 4 <= 5	0	0.0%	0	0.0%	
Total	538	100%	257,749,058	100%	

Loan Purpose ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Purchase	371	69.0%	168,708,774	65.5%	
Refinance - no takeout	146	27.1%	79,005,485	30.7%	
Refinance - Equity Takeout	21	3.9%	10,034,799	3.9%	
Total	538	100%	257,749,058	100%	

Borrower Industry ●●					
	Number		Balance		
	Amount	%	Amount	%	%
Accommodation and Food Services	44	8.2%	23,939,237	9.3%	
Administrative and Support Services	0	0.0%	0	0.0%	
Agriculture, Forestry and Fishing	1	0.2%	208,416	0.1%	
Arts and Recreation Services	33	6.1%	11,352,584	4.4%	
Construction	140	26.0%	75,103,430	29.1%	
Education and Training	6	1.1%	4,874,291	1.9%	
Electricity Gas Water and Waste Service	0	0.0%	0	0.0%	
Financial and Insurance Services	38	7.1%	12,898,081	5.0%	
Health Care and Social Assistance	37	6.9%	13,382,372	5.2%	
Information Media and Telecommunicati	33	6.1%	12,542,590	4.9%	
Manufacturing	38	7.1%	19,886,598	7.7%	
Mining	0	0.0%	0	0.0%	
Other Services	0	0.0%	0	0.0%	
Professional, Scientific and Technical S	63	11.7%	27,710,843	10.8%	
Public Administration and Safety	7	1.3%	2,532,925	1.0%	
Rental, Hiring and Real Estate Services	3	0.6%	566,329	0.2%	
Retail Trade	44	8.2%	28,353,217	11.0%	
Transport, Postal and Warehousing	51	9.5%	24,398,145	9.5%	
Wholesale Trade	0	0	0	0	
Total	538	100%	257,749,058	100%	

Credit Events ●●					
	Number		Balance		
	Amount	%	Amount	%	%
0	537	99.8%	257,184,638	99.8%	
1	1	0.2%	564,420	0.2%	
2	0	0.0%	0	0.0%	
3	0	0%	0	0%	
Total	538	100%	257,749,058	100%	

House	173	78.6%	77,232,704	79.9%
Total	220	100%	96,629,828	100%

